

# For Lease



## HISTORIC OFFICE BUILDING IN THE HEART OF DENVER'S GOLDEN TRIANGLE

1325 DELAWARE STREET  
DENVER, CO 80204

### BUILDING FEATURES:

- BUILT IN 1911; THOUGHTFULLY CONVERTED FOR PROFESSIONAL OFFICE USE
- SITUATED ON A 3,045 SF LOT WITH STRONG STREET PRESENCE
- RICH ARCHITECTURAL DETAILS INCLUDING ORIGINAL WOOD DOORS, TRIM, AND BASEBOARDS
- HARDWOOD FLOORING
- FUNCTIONAL KITCHENETTE
- BALCONY OFFERING ADDITIONAL WORKSPACE OR BREAK AREA
- MULTIPLE PRIVATE OFFICES, MEETING AREAS, AND FLEXIBLE LAYOUT OPTIONS
- SUITABLE FOR PROFESSIONAL SERVICES, CREATIVE FIRMS, BOUTIQUE AGENCIES, OR ORGANIZATIONS SEEKING A DISTINCTIVE ENVIRONMENT



*Available* 2,072 SF STAND-ALONE  
OFFICE BUILDING

\$3,350 MONTHLY /  
(\$19.40 PSF MODIFIED GROSS)  
PLUS UTILITIES & TRASH

Discover a rare opportunity to lease a beautifully restored Victorian office building in one of Denver's most culturally significant and centrally located districts. The property is positioned within the Golden Triangle Creative District, offering convenient access to the Denver Art Museum, Civic Center, and numerous cultural, professional, and governmental destinations.

### CONTACT US:

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## A Distinctive Office Opportunity

1325 Delaware St offers the charm of a historic Victorian paired with the functionality required by today's office users. Its character-rich interior, boutique scale, and central location make it an exceptional leasing opportunity in one of Denver's most desirable urban districts.

## LOCATION & NEIGHBORHOOD

The Golden Triangle is a cultural and civic hub featuring museums, galleries, restaurants, and public institutions. The area attracts a diverse mix of professionals, residents, and visitors, supported by strong demographics and ongoing redevelopment.

The location provides convenient connectivity to downtown Denver, Cherry Creek, and major transportation corridors, offering visibility and accessibility for clients and staff.



## DEMOGRAPHICS & AREA STRENGTHS

- Strong daytime population driven by government, legal, creative, and professional sectors
- Significant residential growth with high-income households and modern multifamily developments
- Consistent activity generated by cultural attractions and civic destinations
- Established business community with a blend of professional offices, nonprofits, and creative enterpriss



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# Demographic Summary Report

1325 Delaware St, Denver, CO 80204

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **2,100 SF**  
 Typical Floor: **766 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	45,448	513,001	1,485,629
2024 Estimate	44,250	506,889	1,469,737
2020 Census	41,092	505,011	1,466,845
Growth 2024 - 2029	2.71%	1.21%	1.08%
Growth 2020 - 2024	7.69%	0.37%	0.20%
<b>2024 Population by Hispanic Origin</b>	7,894	144,195	443,740
<b>2024 Population</b>	44,250	506,889	1,469,737
White	31,776 71.81%	327,726 64.65%	893,805 60.81%
Black	2,971 6.71%	27,956 5.52%	100,524 6.84%
Am. Indian & Alaskan	390 0.88%	6,503 1.28%	23,094 1.57%
Asian	1,687 3.81%	15,129 2.98%	53,146 3.62%
Hawaiian & Pacific Island	16 0.04%	173 0.03%	1,276 0.09%
Other	7,410 16.75%	129,402 25.53%	397,892 27.07%
U.S. Armed Forces	7	315	1,110
<b>Households</b>			
2029 Projection	28,191	241,373	630,013
2024 Estimate	27,407	238,272	623,362
2020 Census	25,296	236,670	621,239
Growth 2024 - 2029	2.86%	1.30%	1.07%
Growth 2020 - 2024	8.35%	0.68%	0.34%
Owner Occupied	5,647 20.60%	98,472 41.33%	307,225 49.29%
Renter Occupied	21,760 79.40%	139,800 58.67%	316,137 50.71%
<b>2024 Households by HH Income</b>	27,406	238,273	623,363
Income: <\$25,000	6,022 21.97%	39,127 16.42%	92,864 14.90%
Income: \$25,000 - \$50,000	4,218 15.39%	35,475 14.89%	109,900 17.63%
Income: \$50,000 - \$75,000	4,215 15.38%	36,185 15.19%	103,179 16.55%
Income: \$75,000 - \$100,000	3,195 11.66%	27,435 11.51%	79,780 12.80%
Income: \$100,000 - \$125,000	2,170 7.92%	20,701 8.69%	62,627 10.05%
Income: \$125,000 - \$150,000	2,034 7.42%	20,403 8.56%	48,345 7.76%
Income: \$150,000 - \$200,000	2,551 9.31%	24,504 10.28%	57,614 9.24%
Income: \$200,000+	3,001 10.95%	34,443 14.46%	69,054 11.08%
<b>2024 Avg Household Income</b>	\$97,634	\$111,501	\$102,549
<b>2024 Med Household Income</b>	\$70,591	\$82,608	\$76,798